NOTES

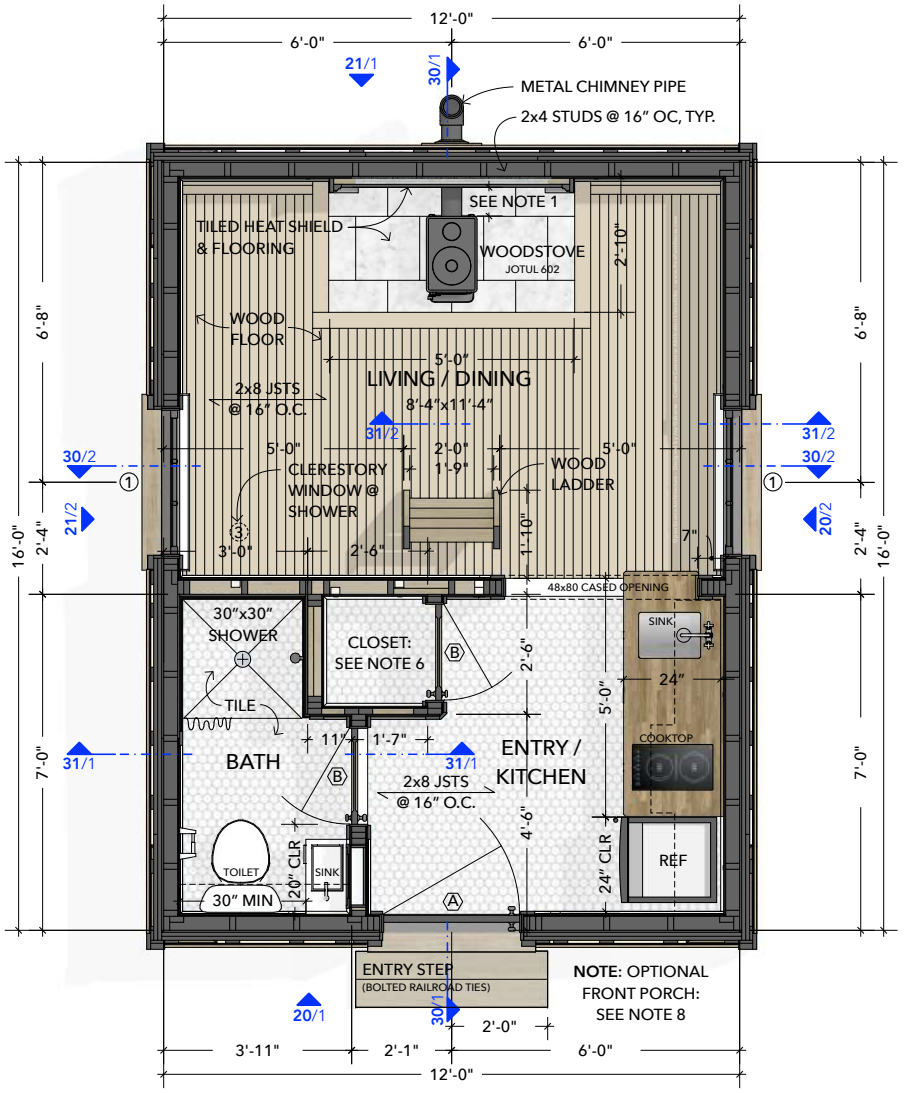
1. CHIMNEY PIPE (DOUBLE WALL, CLASS A) 8" CLEAR TO REAR HEAT SHIELD. SEE MNFR REQ'TS.
2. WALL AT SLEEPING LOFT BUMPS INWARD FOR COMFORTABLE BACK RESTS AT THE CORNERS.
3. BUILT-IN CHEST (FOR CLOTHING, ETC) RAISED ABOVE BEDDING TO PREVENT DUST BUILD-UP.
4. RAILING MAY BE OPTIONAL, BUT IT AIDS PSYCHOLOGICAL COMFORT. TINY HOUSE CODES MAY REQUIRE THIS 18" RAILING HERE (AT LEAST HALF THE HEIGHT OF THE ADJACENT WALL).
5. MEDICINE CABINET AT 12x18 SINK. OPT: TOILET-SINK COMBO ALLOWS MORE SHELVING).
6. CLOSET HAS HOOKUPS FOR LAUNDRY. MOST MACHINES REQUIRE 24" MINIMUM DOOR WIDTH.
7. SLEEPING LOFT IS DESIGNED FOR A QUEEN-SIZED MATTRESS (LOW PROFILE RECOMMENDED).
8. OPTIONAL FRONT PORCH COULD BE ABOUT 5x10 FEET, WITH SPACE FOR 2 ROCKING CHAIRS.

DOORS

Ⓐ 36x84 4-LITE EXTERIOR DOOR
Ⓑ 24x80 1-PANEL INTERIOR DOOR

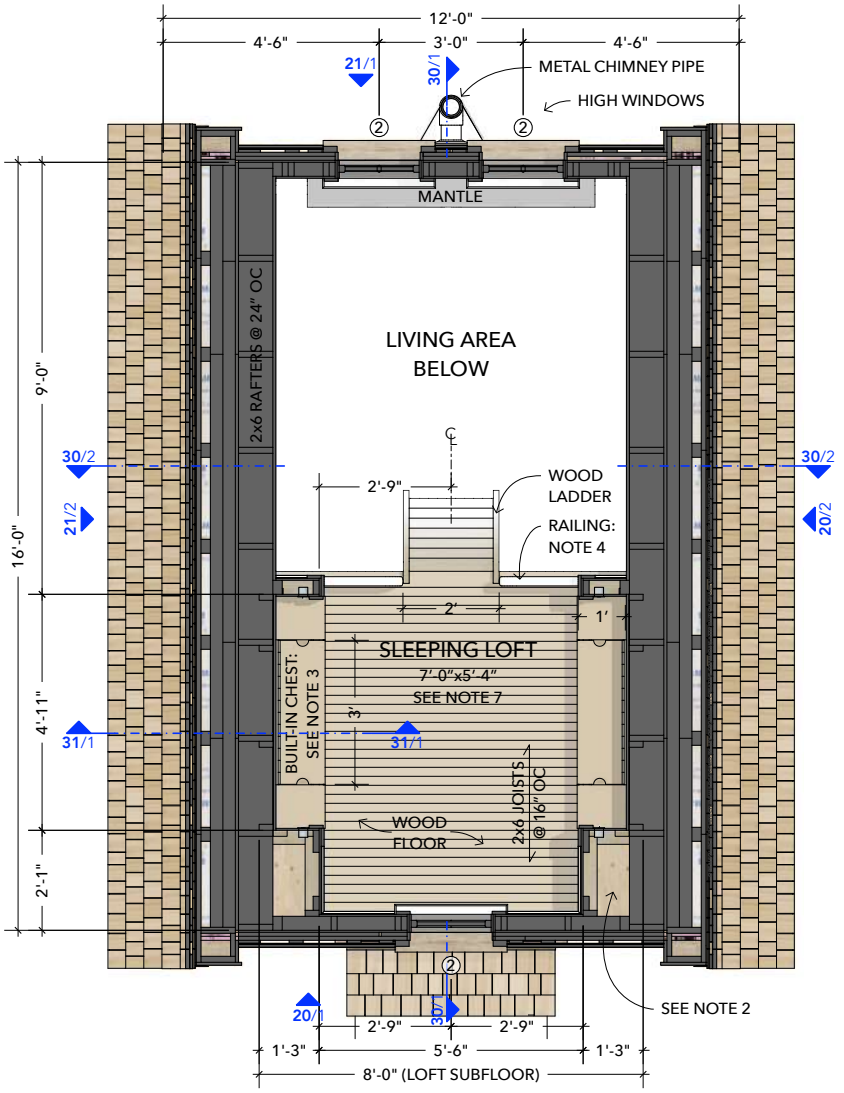
WINDOWS

① 36x64 DH WINDOW 6/6 DIVIDED LITES
② 20x24 4-LITE CASEMENT WINDOW
③ 24x14 AWNING WINDOW (FROSTED)



① FLOOR PLAN

SCALE: 1/4" = 1'-0"



② LOFT PLAN

SCALE: 1/4" = 1'-0"

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A TINY HOUSE DESIGN

THOREAU CABIN

BY JAY OSBORNE

1 **2024-11-24** FIRST DRAFT (PATREON)

\+ THANK YOU FOR SUPPORTING MY WORK!

FOUNDATION NOTES

F1. WOOD SIDING MUST OVERLAP THE EXTERIOR OF THE STRUCTURAL BRICK FACING (WHICH SHOULD NEVER PROTRUDE OUTWARD BEYOND THE SIDING). THEREFORE, THE SILL PLATE WILL BE INSET BY A FEW INCHES.

F2. MINIMIZE ANY GROUND DISTURBANCES MORE THAN 10 FEET FROM THE FOUNDATION. IF LARGE TREES ARE WITHIN 15 FEET, WRAP THE PIERS (AT GRADE TO 12-24" BELOW) WITH A ROOT BARRIER MEMBRANE.

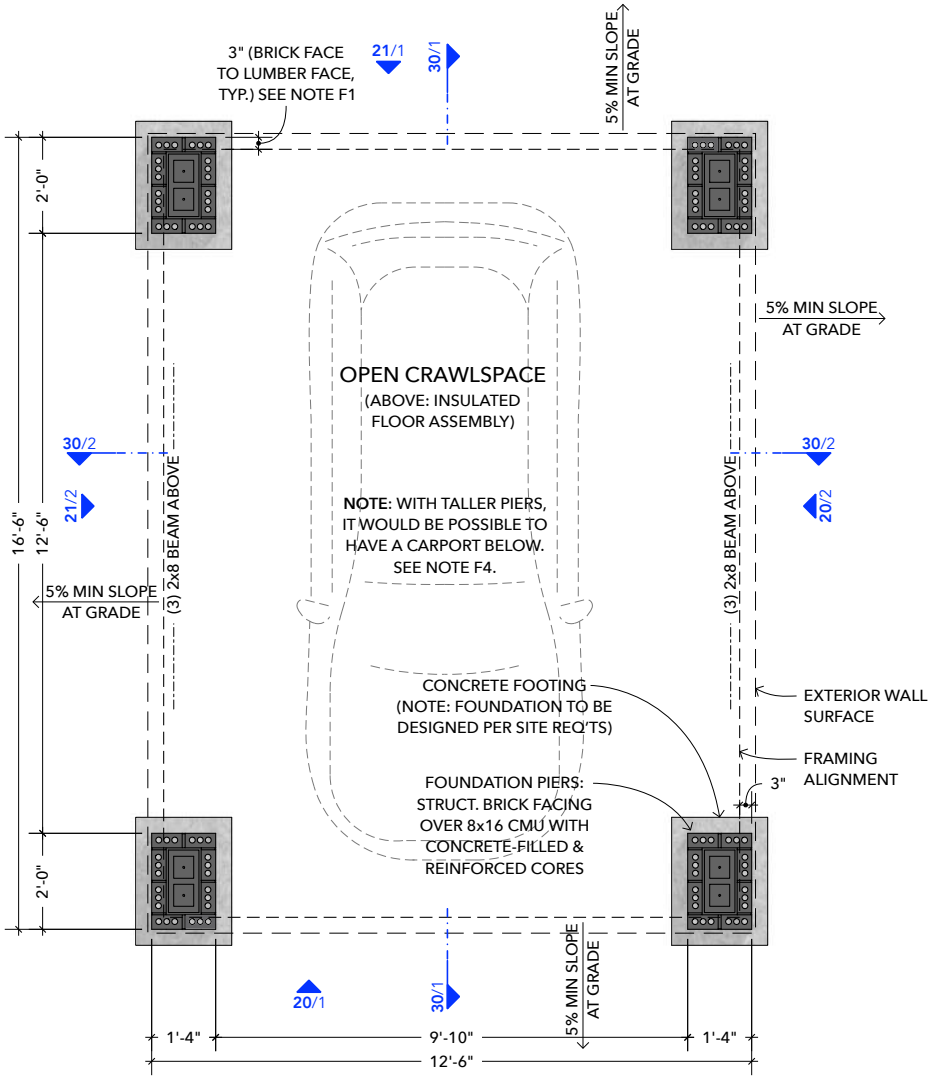
F3. TO REDUCE CONCRETE USAGE AT DEEP FROST LINES, CONSIDER UNDERGROUND INSULATION WINGS.

F4. IF THE CRAWLSPACE IS A CARPORT, THE PIERS CAN BE CONNECTED (AND BRACED) BY RETAINING WALLS.

ROOF NOTES

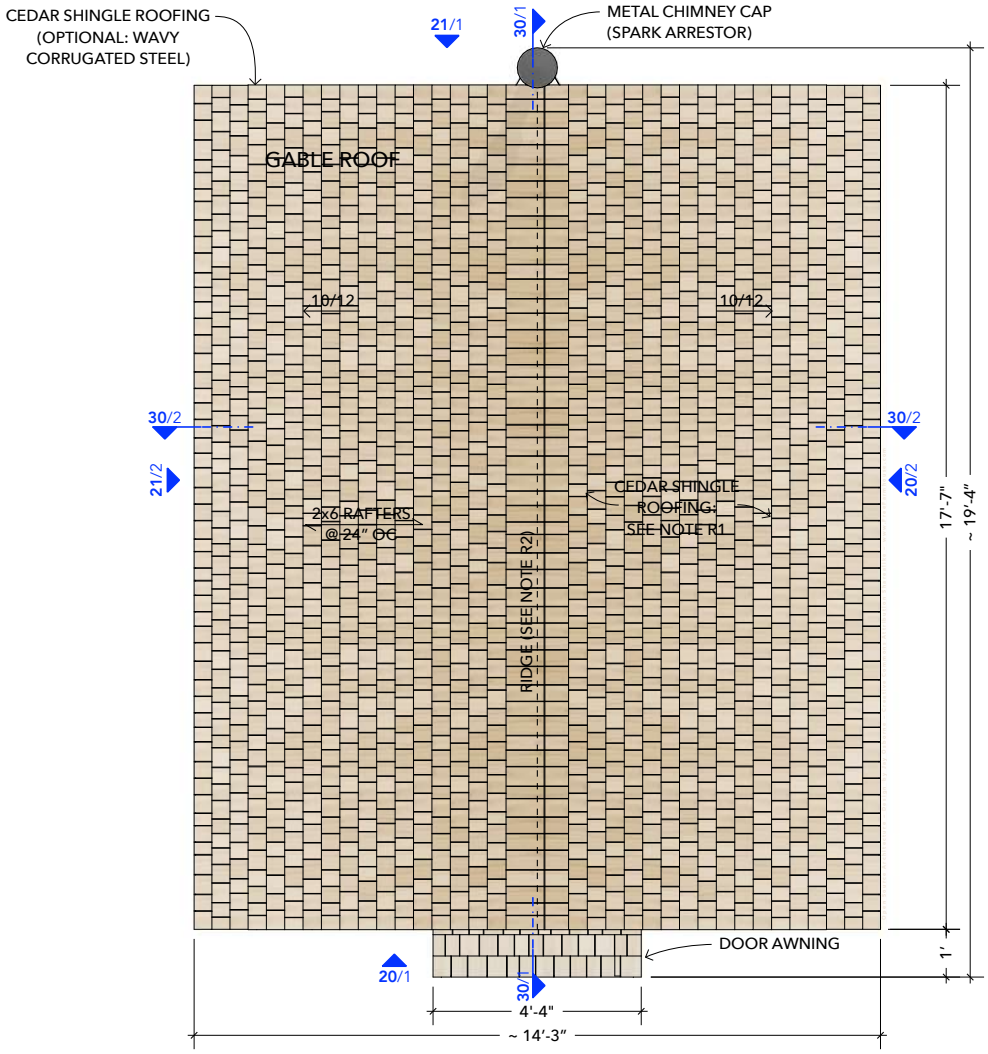
R1. THE BEST LOW-COST ALTERNATIVE TO CEDAR SHINGLES IS CORRUGATED STEEL ROOFING. USE THE TYPE WITH THE SMALL, WAVY CORRUGATIONS (NOT THE MODERN KIND WITH SQUARISH BENDS AND RIBBING). ANOTHER GREAT LOW-COST ALTERNATIVE: 5V GALVALUME ROOF PANELS.

R2. USE A RIDGE COMB INSTEAD OF A CAP. COMBS ARE EASIER TO BUILD, HISTORICALLY ACCURATE, AND TECHNICALLY SUPERIOR TO CAPS (AT ROOFS, THE WOOD GRAINS SHOULD BE ALIGNED WITH WATER FLOW). RIDGE VENTING IS DISCOURAGED, AS IT'S ENTIRELY SUPERFLUOUS FOR SUCH VAPOR-PERMEABLE ROOFING. ORIENT THE SWEEP OF THE RIDGE COMB BASED ON PREVAILING WINDS (AND/OR STORM WINDS).



1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



2 ROOF PLAN

SCALE: 1/4" = 1'-0"

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A TINY HOUSE DESIGN

THOREAU CABIN

BY JAY OSBORNE

1 **2024-11-24** FIRST DRAFT (PATREON)

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FOUNDATION & ROOF PLAN

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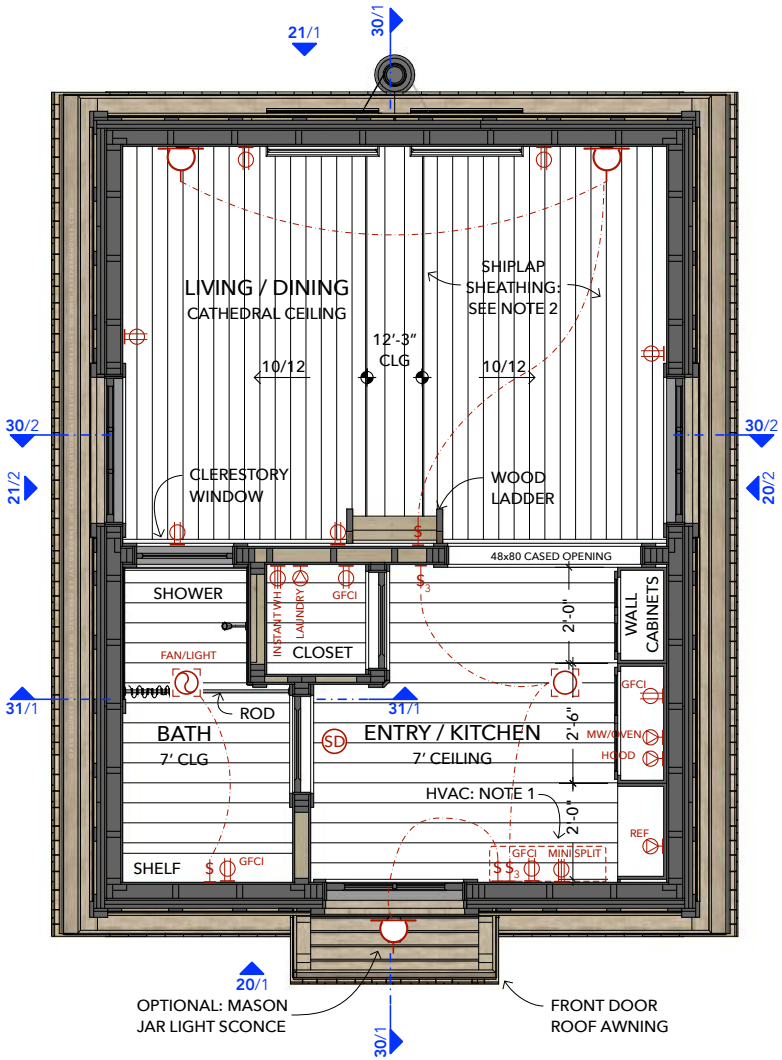
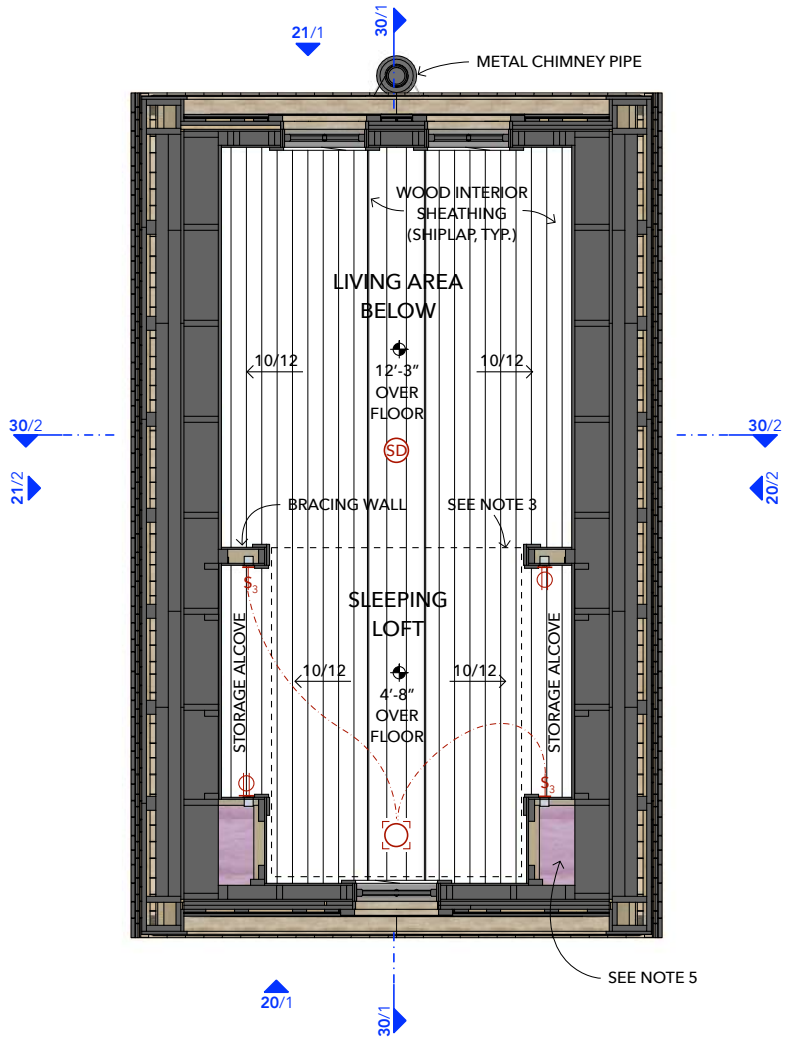
NOTES

1. HVAC TO BE DESIGN-BUILD. OPTION: DUCTLESS MINI SPLIT (<30" WIDE, >69" ABOVE KITCHEN FLOOR).
2. WOOD SHIPLAP IS SPEC'D. IT FEELS BETTER IN TIGHT SPACES. DON'T USE GYP BOARD AT SLEEPING LOFT.
3. A MINIMUM 3' CEILING WITHIN A 7'X5' LOFT SPACE (AT SLOPED CEILINGS) IS CURRENTLY REQUIRED BY NEW TINY HOUSE CODES. THOUGH QUESTIONABLE AS LEGISLATION, IT DOES PROVIDE A GOOD RULE OF THUMB.
4. NEW TINY HOUSE CODES ALLOW 6'-8" CEILINGS, BUT 7' PROVIDES SPACE FOR STANDARD-HEIGHT DOORS.
5. WALL AT SLEEPING LOFT BUMPS INWARD TO CREATE COMFORTABLE BACK RESTS FOR SITTING AT THE BED.



1 REFLECTED CEILING PLAN /ELECTRICAL

SCALE: 1/4" = 1'-0"



2 LOFT CEILING / ELECTRICAL

SCALE: 1/4" = 1'-0"

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CEILING PLANS (RCP/ELECTRICAL)

NOTES

1. TO SAVE COSTS ON SIDING, CONSIDER FIBER CEMENT CLAPBOARDS OR CORRUGATED STEEL PANELS. BUT NEVER USE VINYL SIDING. THAT MAKES A HOUSE LOOK LIKE A CHEAP TOY, EVEN IF SEEN FROM FAR AWAY.

2. THE BEST LOW-COST ALTERNATIVE TO CEDAR SHINGLES IS CORRUGATED STEEL ROOFING. USE THE TYPE WITH THE SMALL, WAVY CORRUGATIONS, NOT THE MODERN KIND WITH SQUARISH BENDS AND RIBBING.

3. BRICK PIERS CAN INSTEAD BE SIMPLE CONCRETE. JUST KEEP THEM SMALL, SQUARE, AND UNNOTICEABLE.

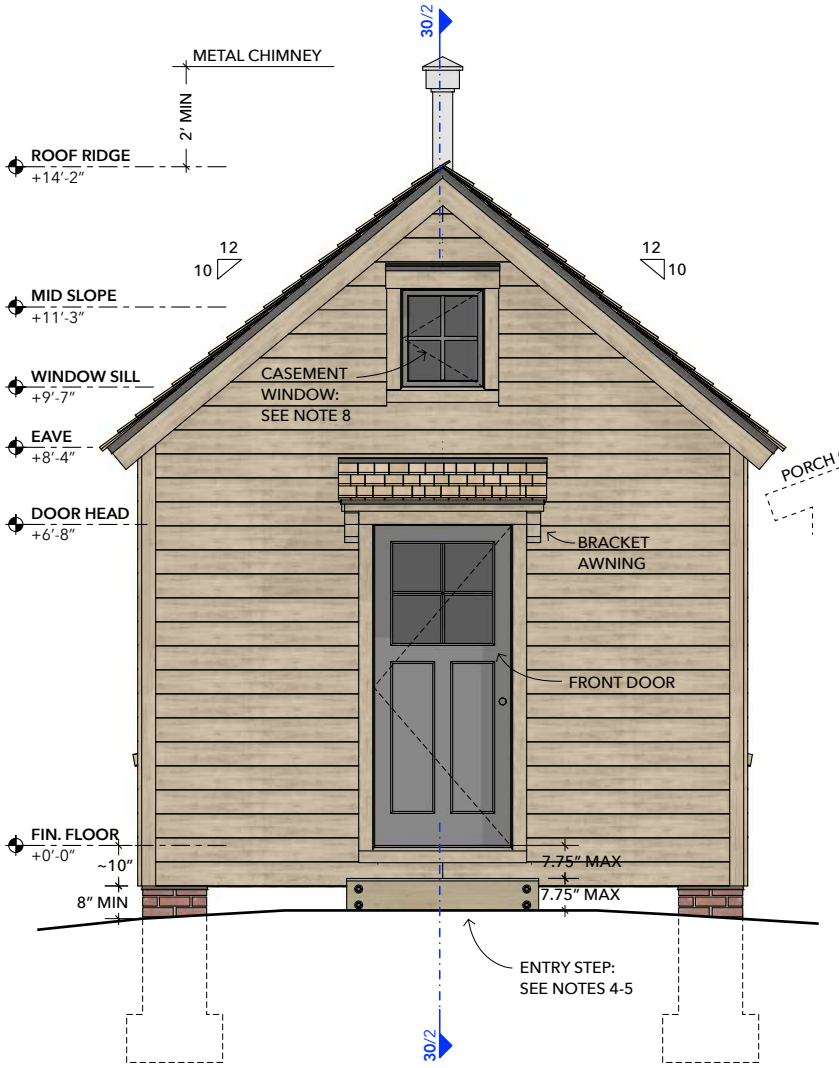
4. SIDING IS TO BE 8" MINIMUM ABOVE SOIL, AND 6" MINIMUM ABOVE WALKWAYS (OR PAVED SURFACES).

5. THE FRONT STEP (BOLTED RAILROAD TIE) MAY BE REPLACED BY A 36x36 MINIMUM LANDING. OR IT COULD BE A LARGE STONE ON A DEEP, WELL-DRAINED BED OF GRAVEL. A RUSTIC APPEARANCE IS PREFERRABLE.

6. GROUND SLOPES TO REAR. (IMPROVES CRAWLSPACE ACCESSIBILITY FOR PERIODIC MAINTENANCE.)

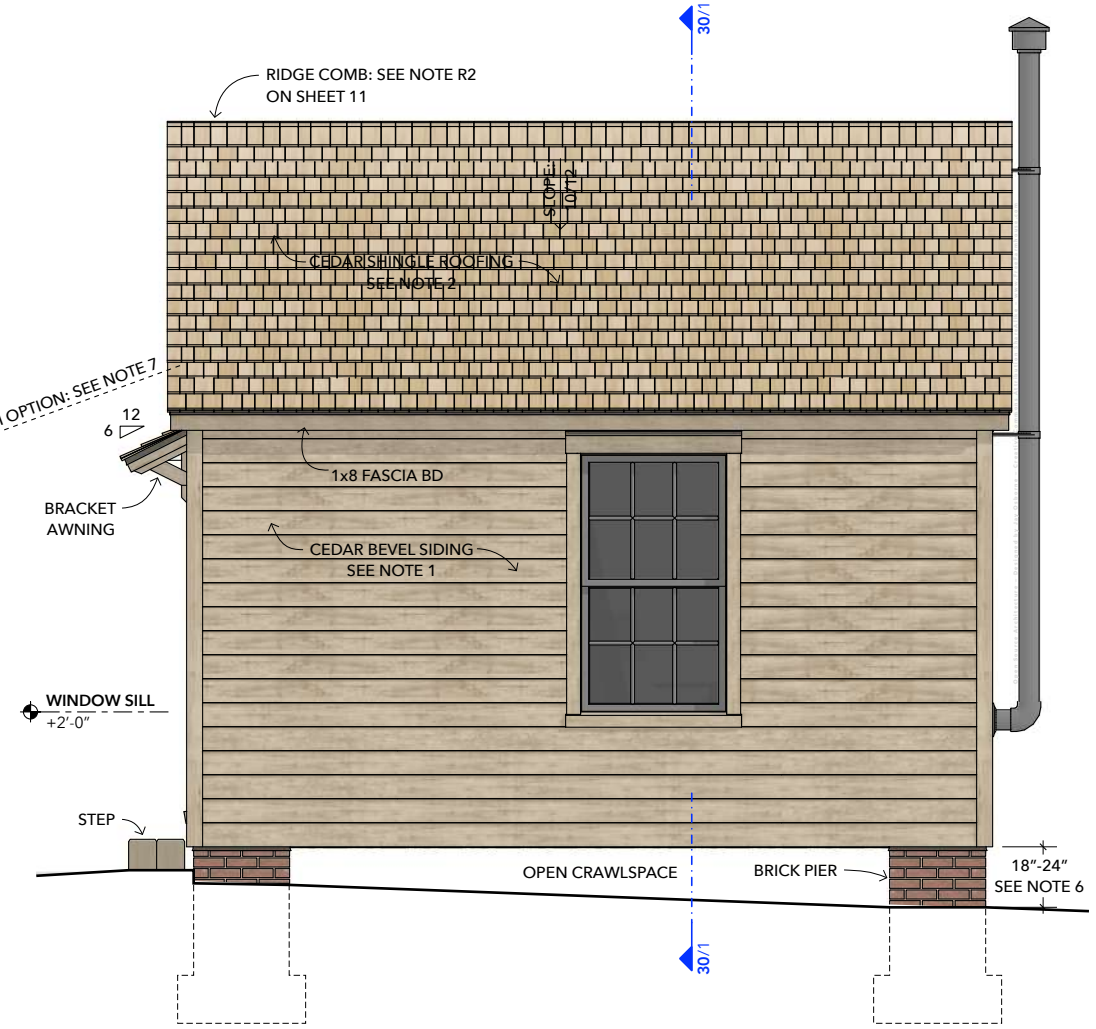
7. OPTIONAL FRONT PORCH COULD BE 4-5 FEET DEEP, WITH 2 ROCKING CHAIRS FLANKING THE DOOR.

8. WINDOW IS SIZED FOR EMERGENCY EGRESS. IRRATIONAL NEW CODES MAY REQUIRE IT AT THE LOFT BED.



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (NOTE: SAME AS LEFT SIDE, FLIPPED)

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A TINY HOUSE DESIGN

THOREAU CABIN

BY JAY OSBORNE

1 **2024-11-24** FIRST DRAFT (PATREON)

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FRONT & RIGHT ELEVATIONS

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NOTES

1. TO SAVE COSTS ON SIDING, CONSIDER FIBER CEMENT CLAPBOARDS OR CORRUGATED STEEL PANELS. BUT NEVER USE VINYL SIDING. THAT MAKES A HOUSE LOOK LIKE A CHEAP TOY, EVEN IF SEEN FROM FAR AWAY.

2. THE BEST LOW-COST ALTERNATIVE TO CEDAR SHINGLES IS CORRUGATED STEEL ROOFING. USE THE TYPE WITH THE SMALL, WAVY CORRUGATIONS, NOT THE MODERN KIND WITH SQUARISH BENDS AND RIBBING.

3. BRICK PIERS CAN INSTEAD BE SIMPLE CONCRETE. JUST KEEP THEM SMALL, SQUARE, AND UNNOTICEABLE.

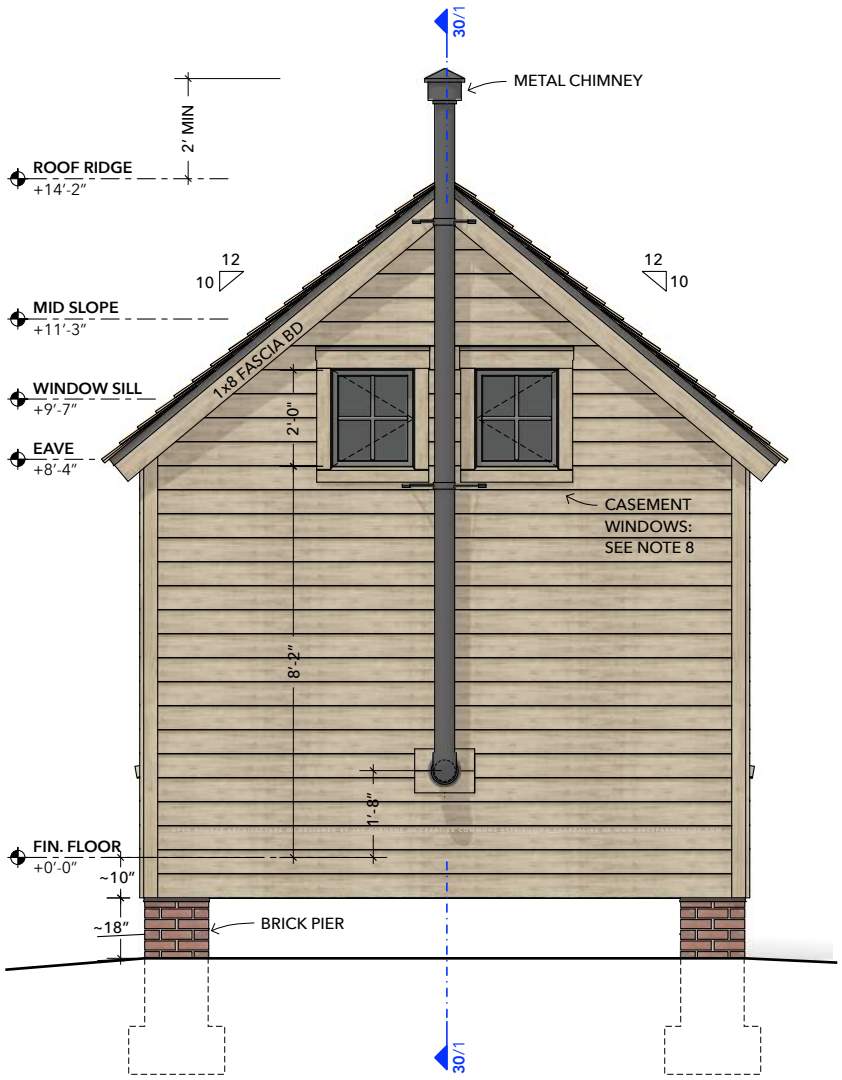
4. SIDING IS TO BE 8" MINIMUM ABOVE SOIL, AND 6" MINIMUM ABOVE WALKWAYS (OR PAVED SURFACES).

5. THE FRONT STEP (BOLTED RAILROAD TIE) MAY BE REPLACED BY A 36x36 MINIMUM LANDING. OR IT COULD BE A LARGE STONE ON A DEEP, WELL-DRAINED BED OF GRAVEL. A RUSTIC APPEARANCE IS PREFERRABLE.

6. GROUND SLOPES TO REAR. (IMPROVES CRAWLSPACE ACCESSIBILITY FOR PERIODIC MAINTENANCE.)

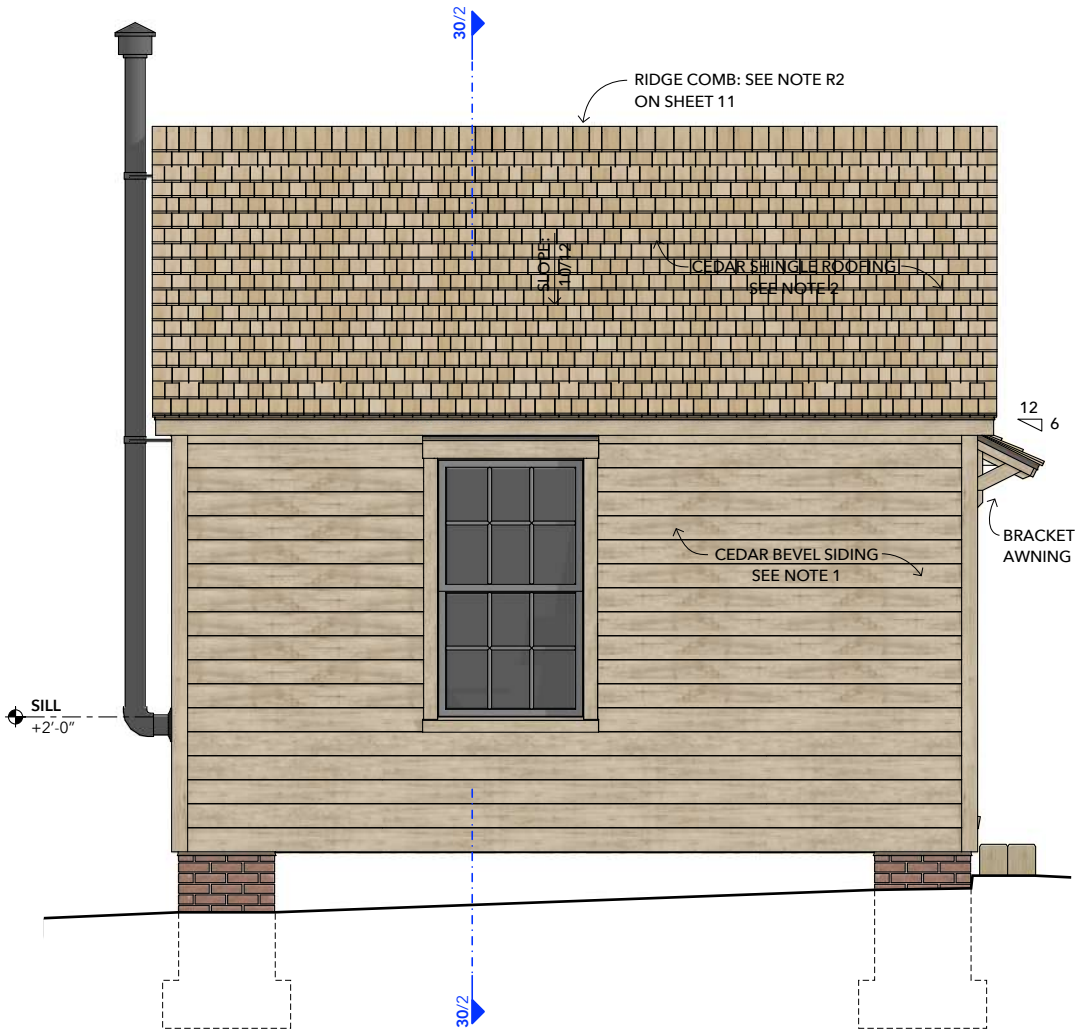
7. OPTIONAL FRONT PORCH COULD BE 4-5 FEET DEEP, WITH 2 ROCKING CHAIRS FLANKING THE DOOR.

8. UPPER WINDOWS AT LIVING ROOM ARE LESS NECESSARY THAN THE ONE AT THE LOFT BED, BUT THEY DO SERVE TO INCREASE THE FEELING OF SPACIOUSNESS, AND ALSO HELP DAYLIGHTING AND CROSS BREEZES.



1 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0" (NOTE: SAME AS RIGHT SIDE, FLIPPED)

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A TINY HOUSE DESIGN

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1 **2024-11-24** FIRST DRAFT (PATREON)

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BACK & LEFT ELEVATIONS

NOTES

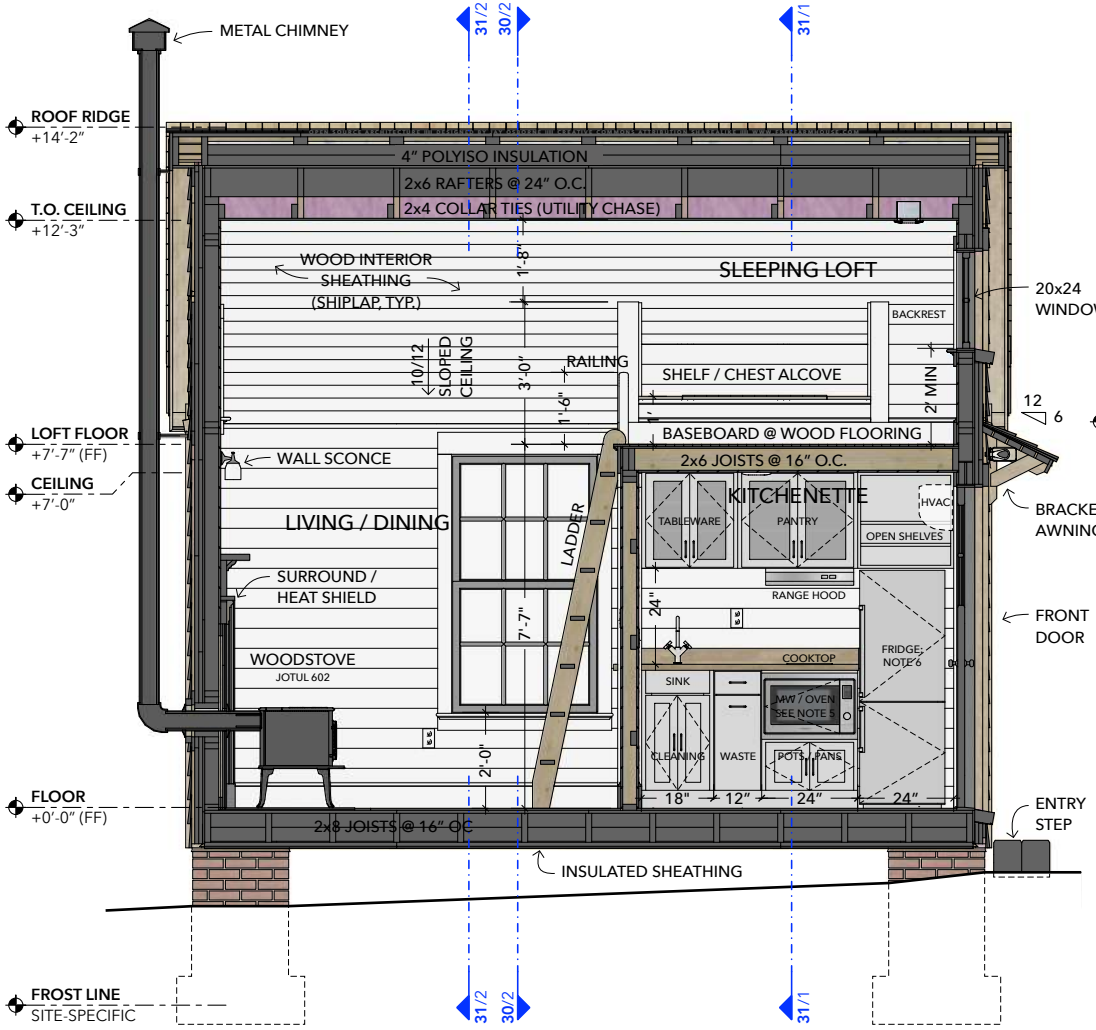
1. ROOF INSULATION DEPENDS ON SITE. FOR MOST, FILLING THE 2x6 RAFTERS WITH BATTS AND OVERLAYING 2 LAYERS OF 2" POLYISO SHOULD BE SUFFICIENT, CREATING AN R-VALUE NEAR 49. FOR MORE INSULATION, REPLACE BATTS WITH CLOSED CELL SPRAY FOAM OR POLYISO PANELS BETWEEN THE RAFTERS, FOR ABOUT R-60 (WHICH MEETS CODE EVEN IN NORTHERN ALASKA).

2. FLOOR IS INSULATED W/ 2 LAYERS OF 3.5" BATTS, AND ZIP-R (INSULATED) SHEATHING BELOW.

3. METAL CONNECTIONS WILL BE NECESSARY AT RAFTERS (STRAPPING) AND JOISTS (HANGERS).

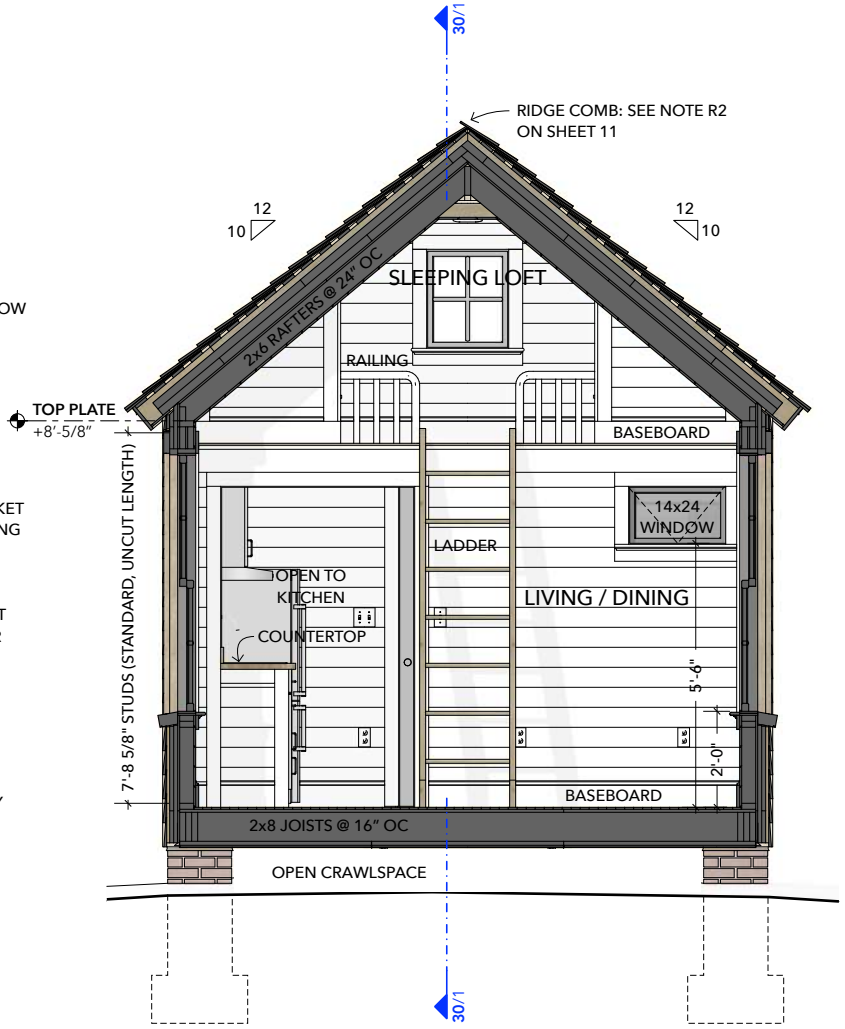
5. A MICROWAVE / CONVECTION OVEN COMBINATION IS APPROPRIATE FOR A HOUSE THIS SMALL. AS IS A 2-BURNER INDUCTION COOKTOP. HOWEVER, MANY 20"-WIDE RANGE/OVEN COMBOS ARE AVAILABLE ON THE MARKET. YET THOSE WOULD REQUIRE SACRIFICING SOME COUNTERTOP AREA AND CABINET SPACE.

6. MAXIMUM REFRIGERATOR DIMENSIONS (WIDTH x DEPTH x HEIGHT): 23x25x60 INCHES.



1 LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"



2 TRANSVERSE SECTION

SCALE: 1/4" = 1'-0"

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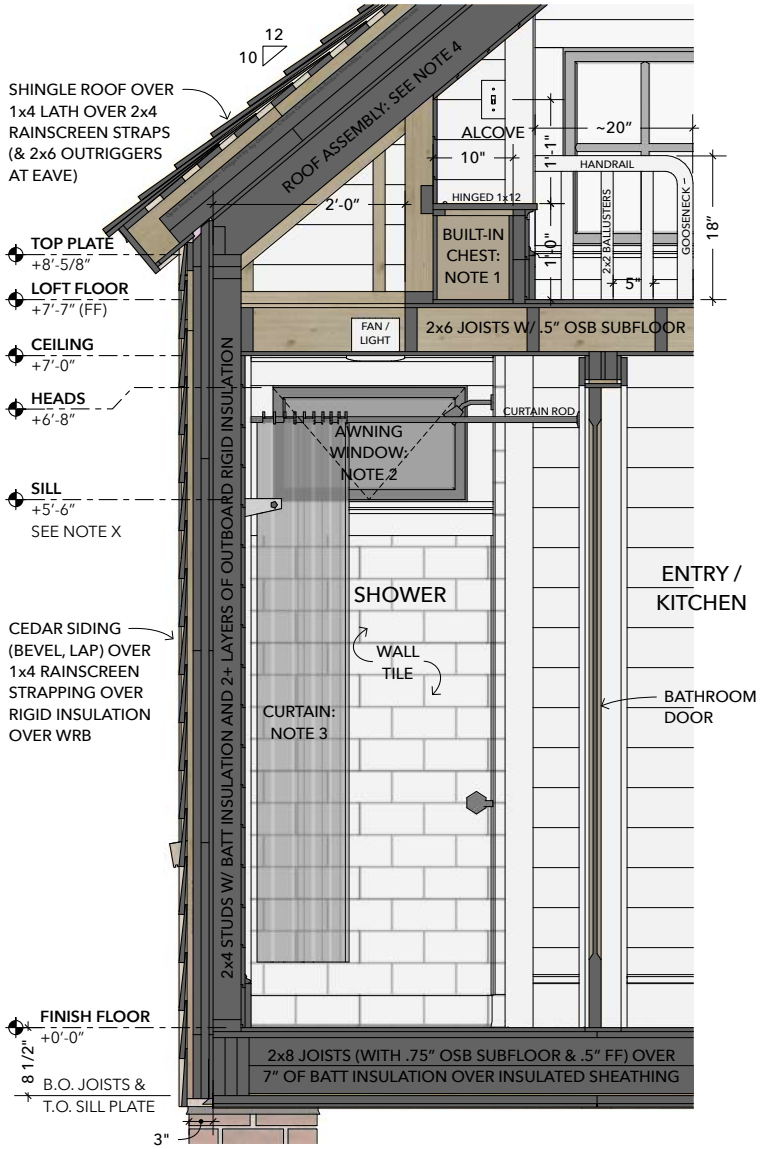
SECTION CUTS

30

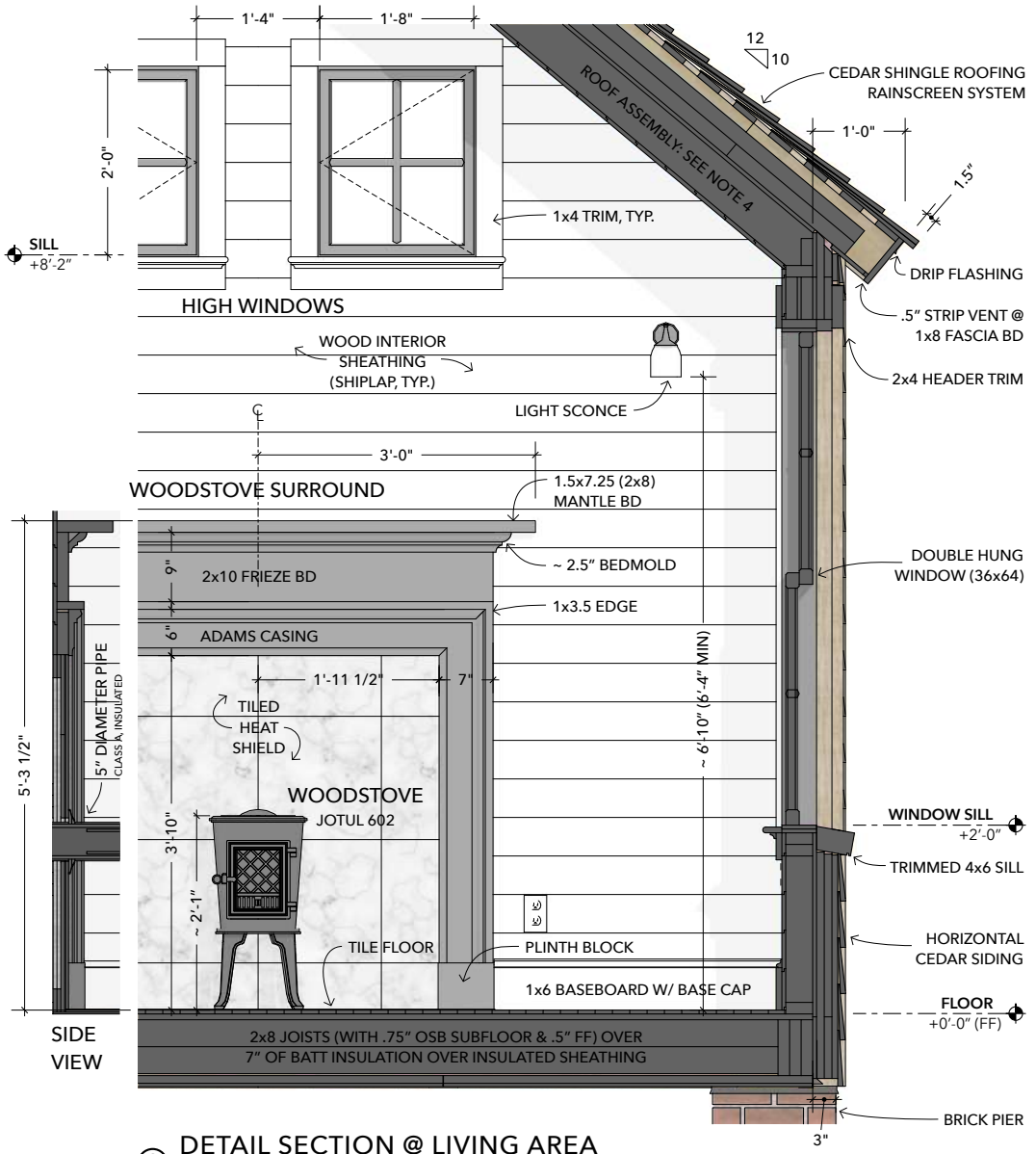
NOTES

1. BUILT-IN CHEST TO BE MADE WITH 1x12 FINISH WOOD BOARDS. 36" DOOR HAS PIANO HINGE.
2. SHOWER WINDOW CAN BE FOGGED OR STAINED, POSSIBLY WITH AN ADHESIVE COVERING ON THE OUTSIDE. SHOULD OPEN SUCH THAT SHOWER WATER WILL NOT SPLASH INTO LIVING AREA.
3. SHOWER CURTAIN MAY BE A GLASS DOOR, BUT IT'S USUALLY BETTER FOR STRETCHING OUT.
4. ROOF ASSEMBLY: ROOFING OVER 1x4 LATH STRIPS OVER 2x4 RAINSCREEN STRAPPING OVER RIGID INSULATION (2" POLYISOCYANURATE PANELS, 2+ LAYERS, TAPED AND STAGGERED) OVER WATER RESISTIVE MEMBRANE (WRB) OVER .5" OSB SHEATHING OVER 2x6 RAFTERS FILLED WITH BATT INSULATION (MINERAL WOOL PREFERRED) WITH .5" WOOD SHIPLAP INTERIOR SHEATHING.



① DETAIL SECTION @ BATHROOM & LOFT

SCALE: 1/2" = 1'-0"



② DETAIL SECTION @ LIVING AREA

SCALE: 1/2" = 1'-0"

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